



MEGAWORLD  
INTERNATIONAL

# **The Gentry Heights**

General Trias, Cavite



*The Gentry Heights*

"Live and Breathe in a Different Way"



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# Why Cavite?

- Strategic location – proximate to the country's urban center and to the country's international gateways; Six major entry and exit points.
- Major infrastructure projects – Daang Hari Road, North South Road, CALA Expressway, LRT-1 extension, and Sangley Point Port Development Project;
- The nearest province south of Metro Manila. Considered as one of the historical capital of The Philippines that promotes culture and arts. With its balance mix of urbanity, natural beauty and history it is considered as the most accessible vacation getaway and refuge to those seeking a quiet life far away from the bustling life of the Metropolis.
- Major township developments such as Southwoods, Maple Grove, Arden Botanical, Suntrust Ecotown Tanza.



# Why Gentry Heights?

**Urban Lifestyle fused with Rural Environment**

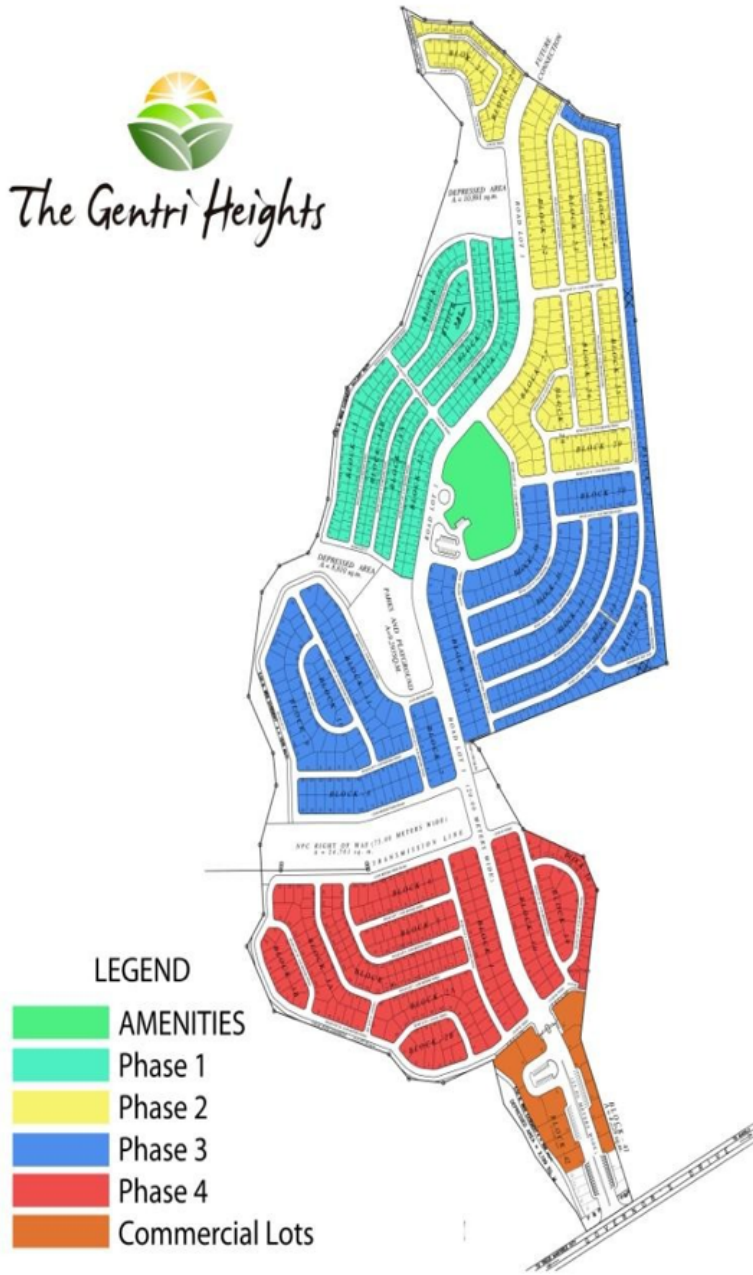
**Neighboring** schools, hospitals and commercial establishments

**Modern & Innovative** Development

Developed by **Suntrust Properties, Inc.**

# SITE DEVELOPMENT PLAN

  
The Gentry Heights



**No. of Phases: 4**

**Total Development Area: 41 Hectares**

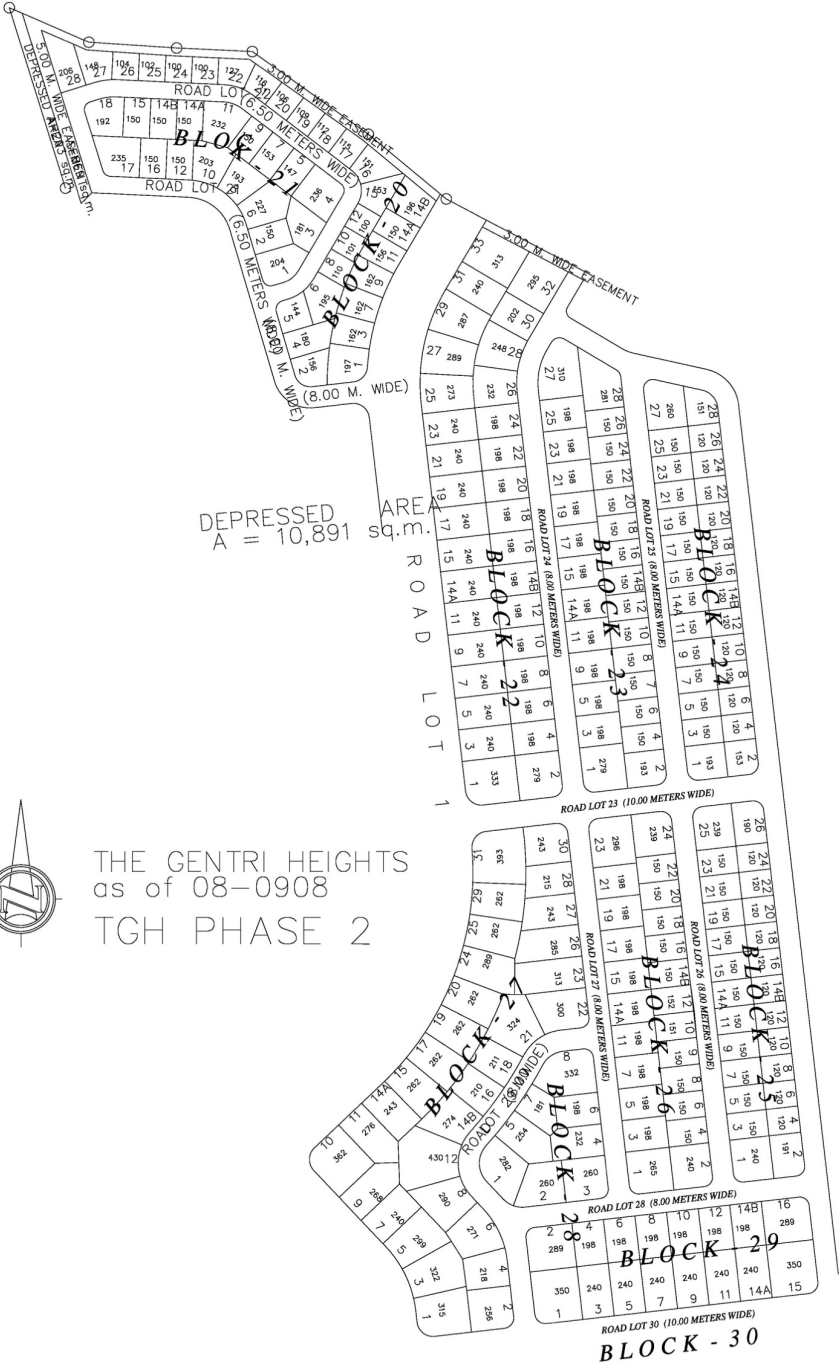
# FEATURES

- Gated community
- 24-hour security
- Perimeter wall/fence
- Selected Wi-Fi enabled-areas
- Street lights
- Electricity powered by Meralco
- Telephone cable-ready lines
- Water tanks w/ source from deep-wells and/or water district
- (SPMI Connections)





# SITE DEVELOPMENT PLAN - PHASE 2

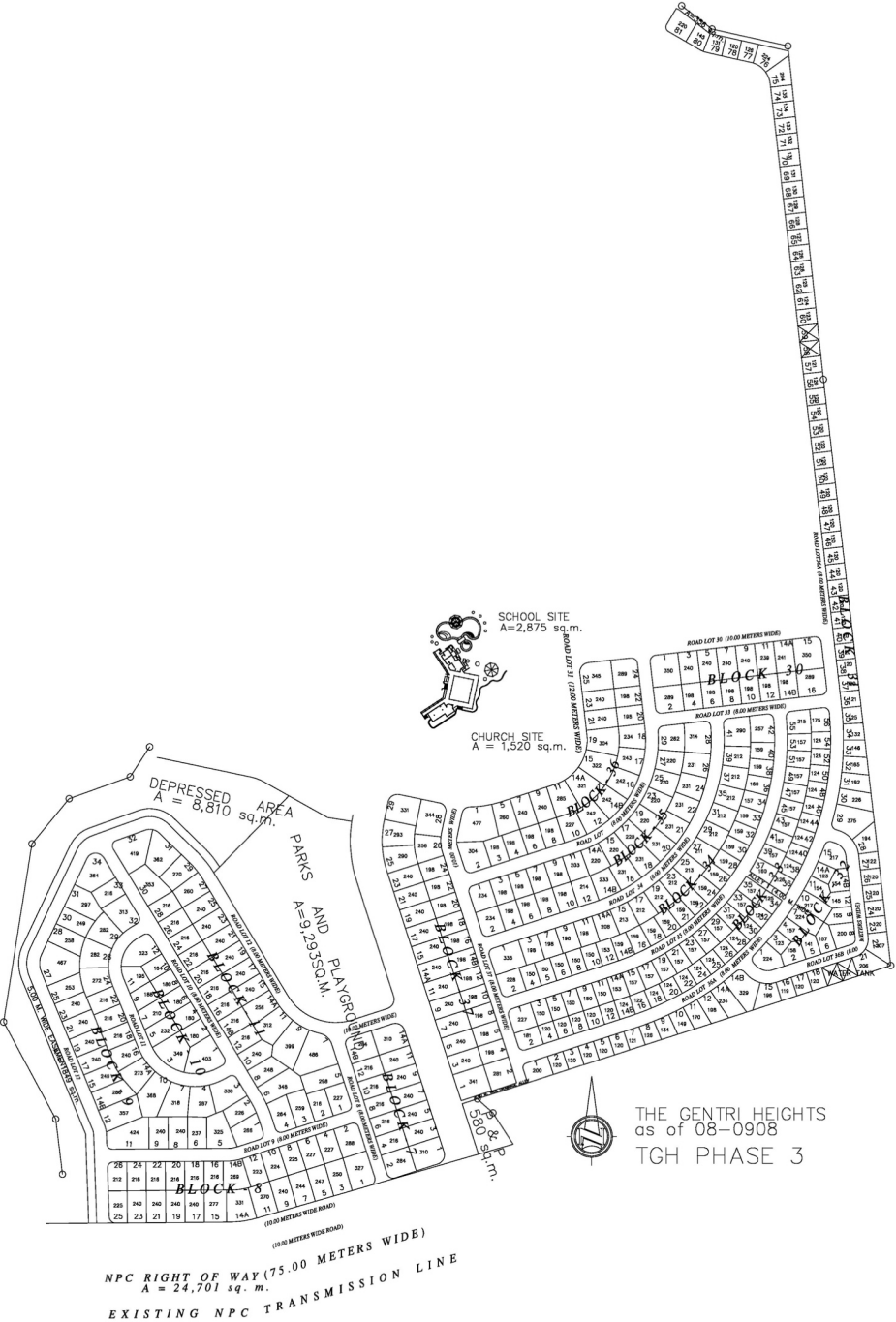


THE GENTRI HEIGHTS  
as of 08-0908  
TGH PHASE 2



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# SITE DEVELOPMENT PLAN - PHASE 3



THE GENTRI HEIGHTS  
as of 08-0908  
TGH PHASE 3

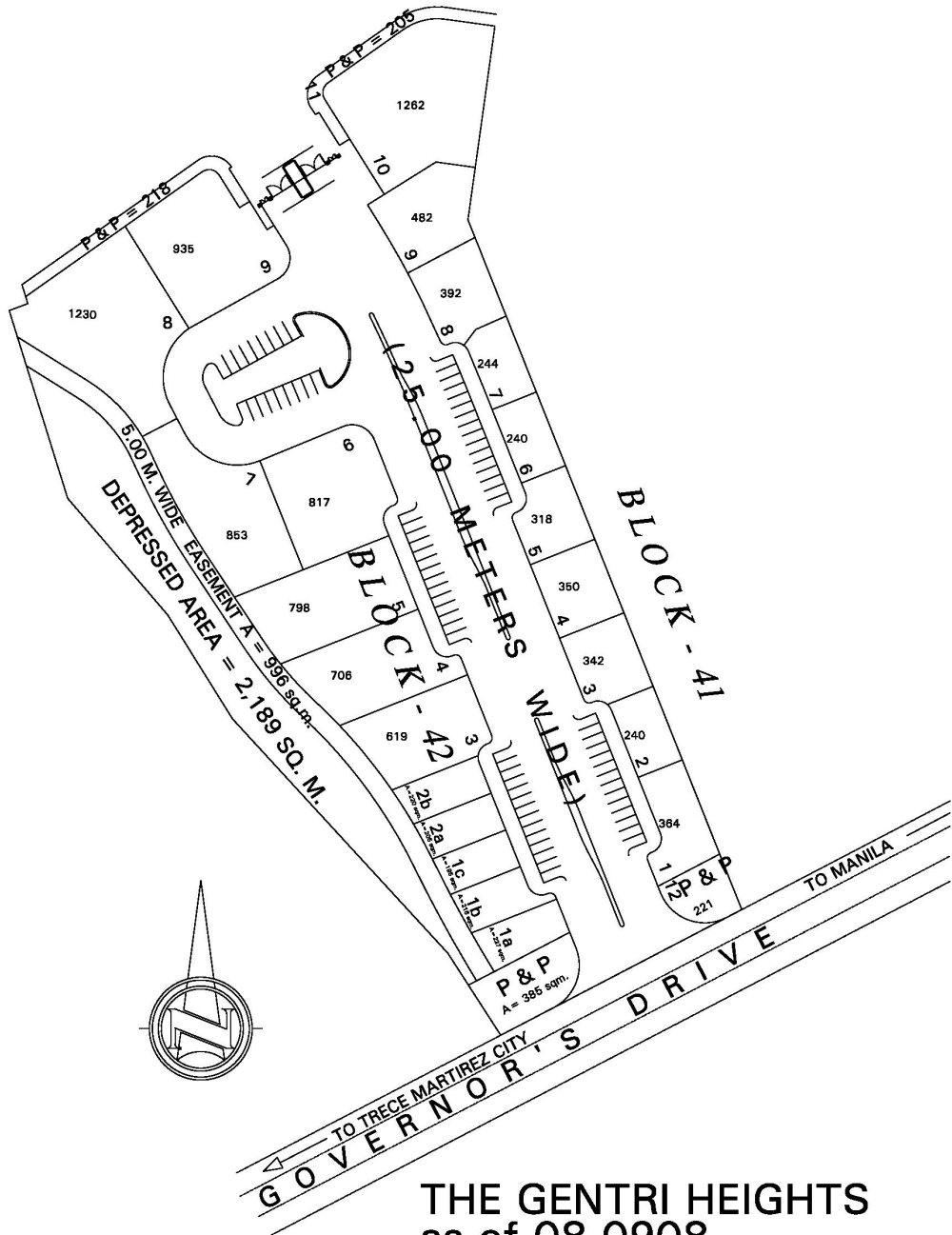
NPC RIGHT OF WAY (75.00 METERS WIDE)  
A = 24,701 sq. m.  
EXISTING NPC TRANSMISSION LINE



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# SITE DEVELOPMENT PLAN - COMMERCIAL



THE GENTRI HEIGHTS  
as of 08-0908

TGH COMMERCIAL



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# GENERAL SPECIFICATIONS

## **ROOFING SYSTEM**

Pre-Painted Twin Rib long span G.I sheets, complete with bended accessories, with insulation

## **CEILING FINISHES**

Painted finish board on metal framing for Ground Floor, Second Floor ceiling, and roof eaves.

## **WINDOWS**

Aluminum frame windows with glass panel.

## **DOORS**

Metal Door & jamb, painted finish with lockset for Main door; Flush door, painted finish with lockset for bedroom, and service room. PVC door, painted finish with lockset for T&B

## **STAIRS**

Wood steps mounted on R.C stairs, varnish finish with steel handrail & steel railings.

## **KITCHEN COUNTER**

Stainless steel sink with faucet; ceramic tiles for countertop and splashboard utility cabinet under the sink, painted finish

## **TOILET & BATH**

Flush-type toilet bowl with lavatory, ceramic tiles for walls;& painted finish

## **FLOORING**

Ceramic tiles for ground floor, Vinyl Tiles for second floor, ceramic tiles for T&B, Concreted on carport & balcony.

## **WALL FINISH**

Exterior: Painted Finish

Interior: Painted Finish

Bedroom Partitions: Dry wall partition painted finish

## **PLUMBING**

Toilet with fixtures, Vent, Septic Tank, Catch Basin or approved equal, and Drin Pipes

## **NOT INCLUDED**

Landscape, Lighting Fixtures, Perimeter Fence, Overhang Kitchen Cabinets, Closets and Downspouts



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# HOUSE MODELS

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# KIRANA

“Ray of Light”



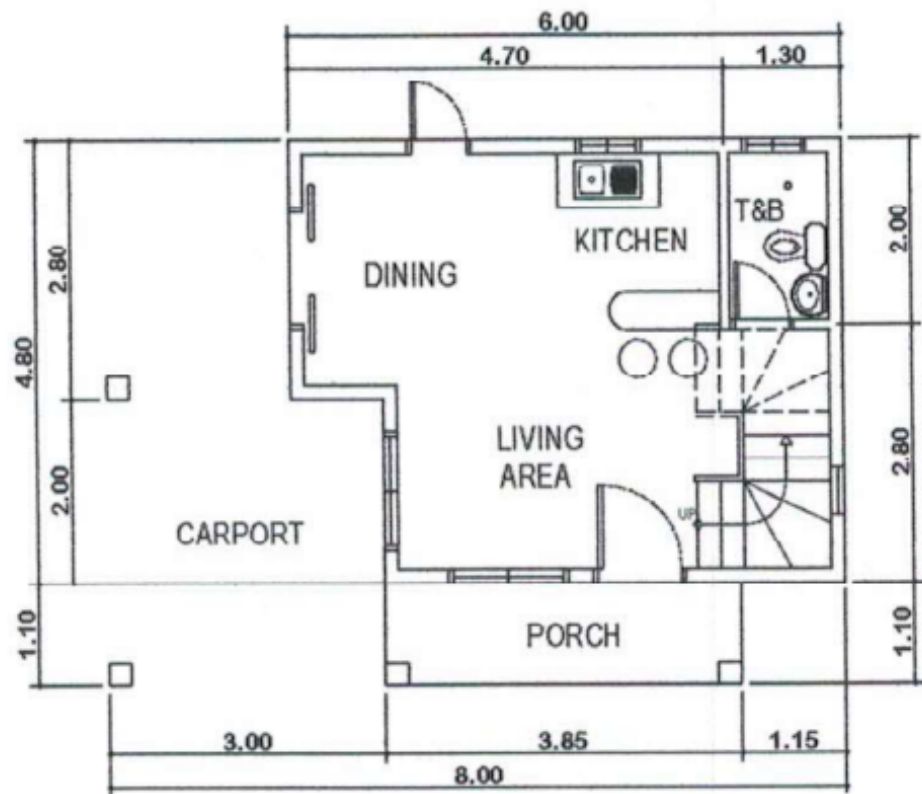
Single Detached  
LA: 98 sqm.  
FA: 82.30 sqm.

3 BR  
2 T&B  
Carport with Ceramic Tiles  
Full 2 Storey with Balcony and Porch

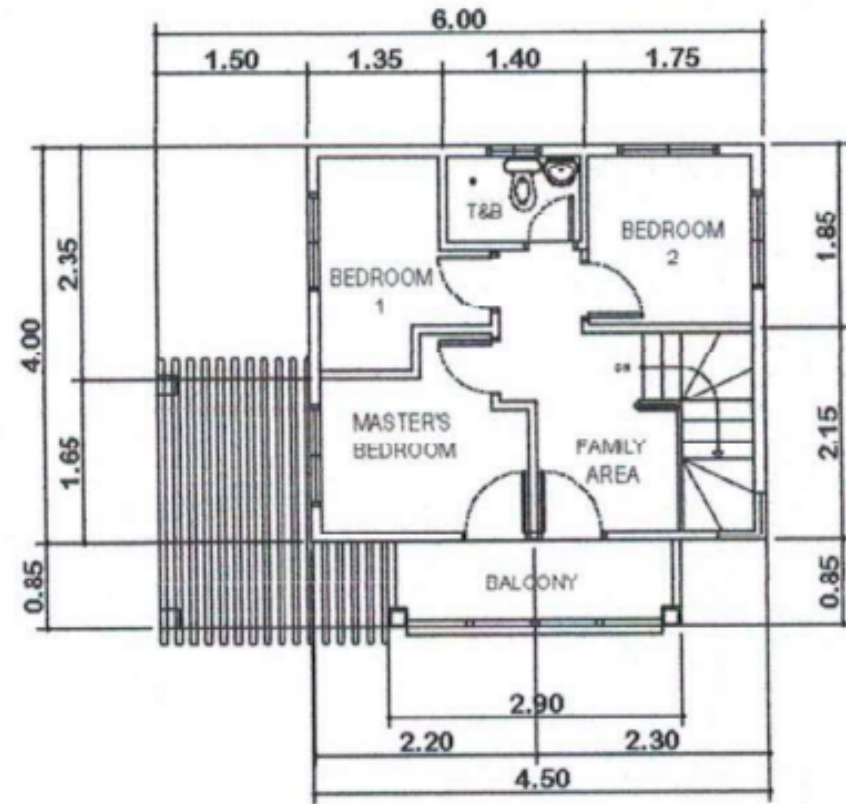


# KIRANA

“Ray of Light”



GROUND FLOOR PLAN



SECOND FLOOR PLAN



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# CHIARA

“Clear”



Single Detached  
LA: 100 sqm.  
FA: 80.50 sqm.

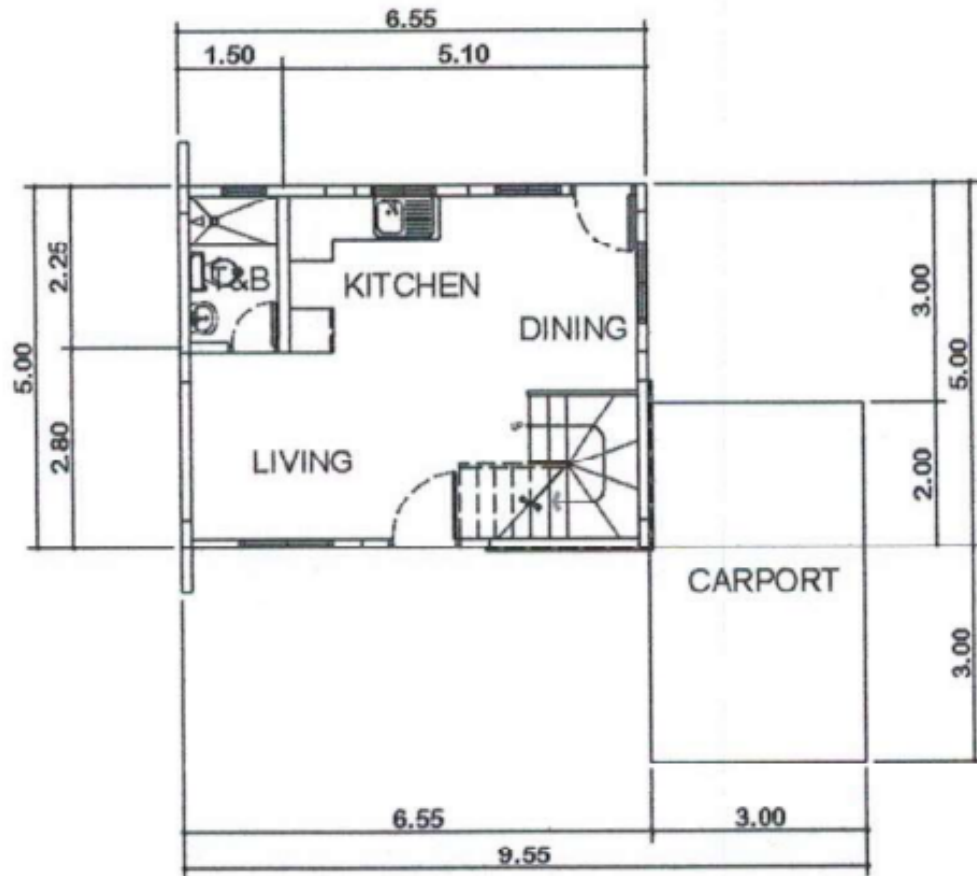
3 BR  
2 T&B  
Carport with Ceramic Tiles

# CHIARA

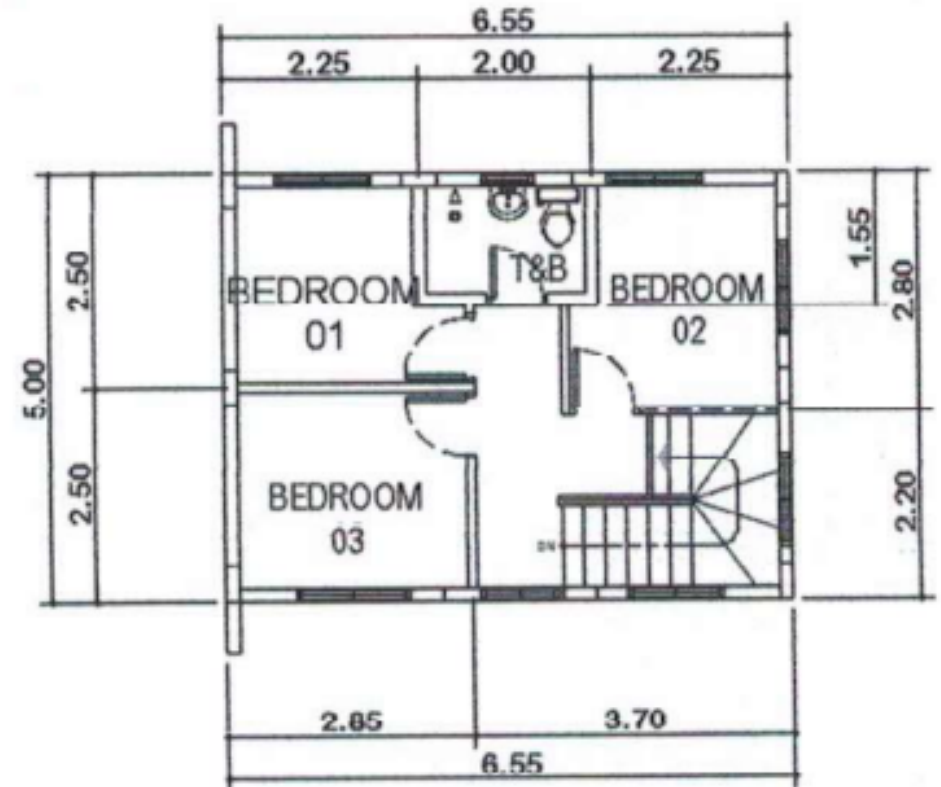
“Clear”



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GROUND FLOOR PLAN



SECOND FLOOR PLAN

# HAILA

“Treasures”



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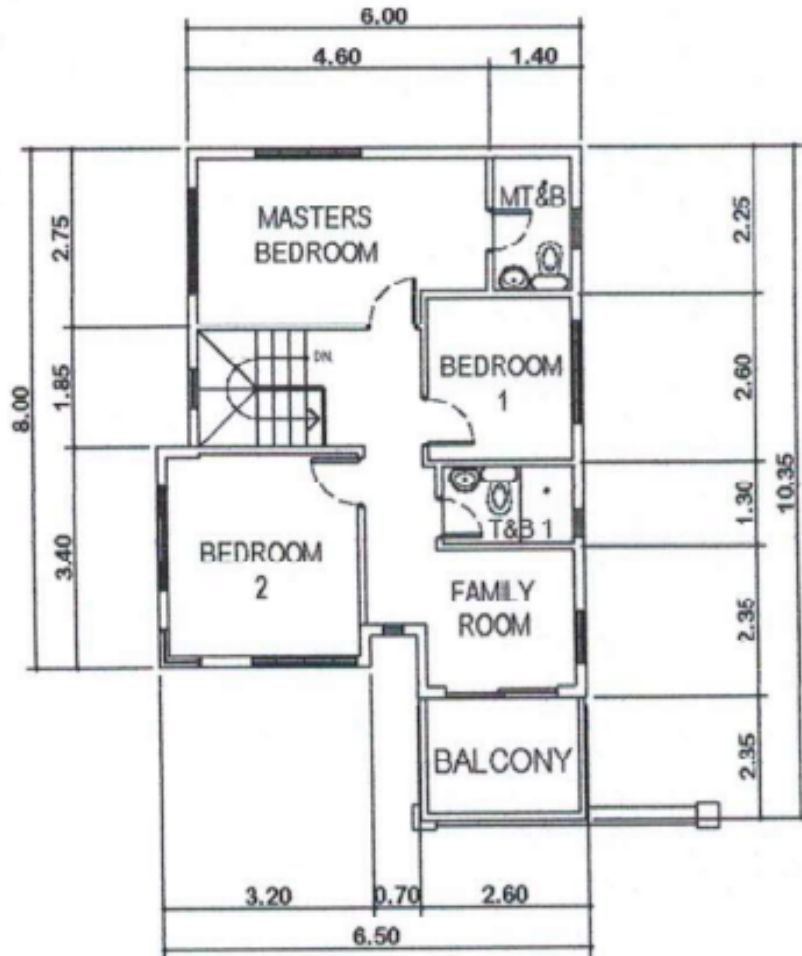
Single Detached  
LA: 120 sqm.  
FA: 107.78 sqm..

4 BR  
3 T&B; 1 Powder Room  
Family Area  
Carport with Ceramic Tiles  
Full 2 Storey with Balcony and Porch



# HAILA

“Treasures”



SECOND FLOOR PLAN



GROUND FLOOR PLAN

# LEORA



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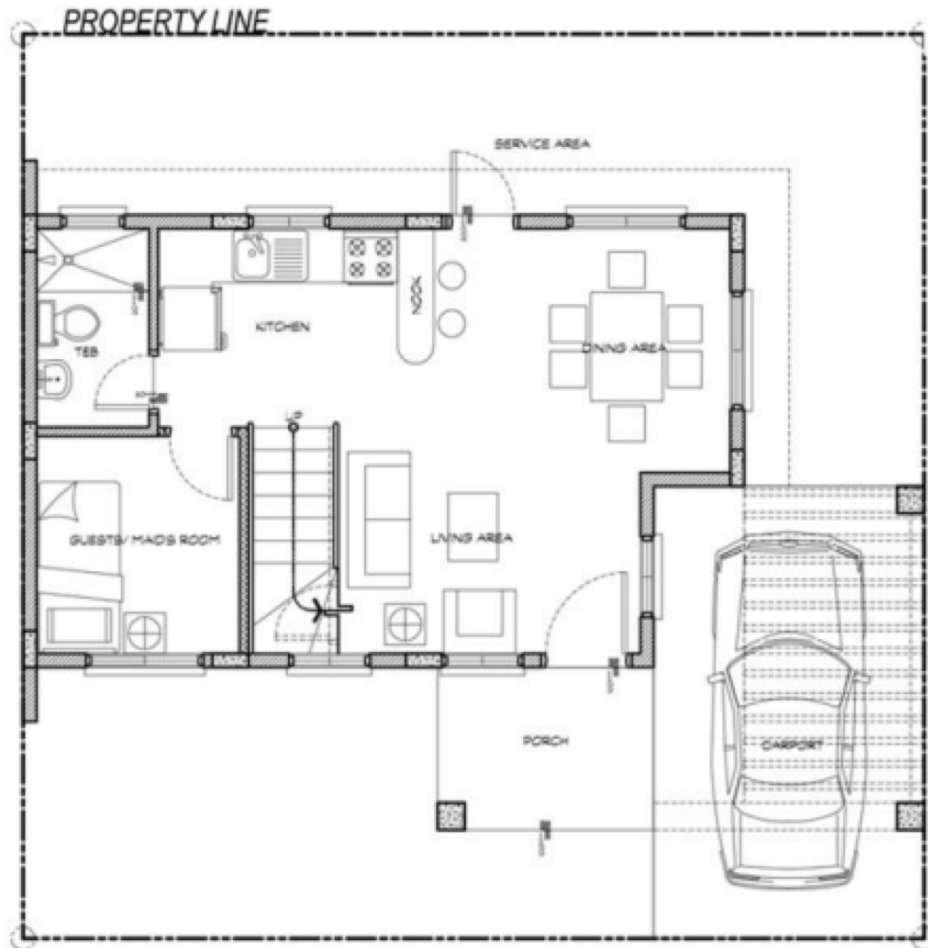
Single Attached  
LA: 100 sqm.  
FA: 109.37 sqm

4 BR  
2 T&B  
Family Area  
Carport with Ceramic Tiles  
Full 2 Storey with Balcony and Porch

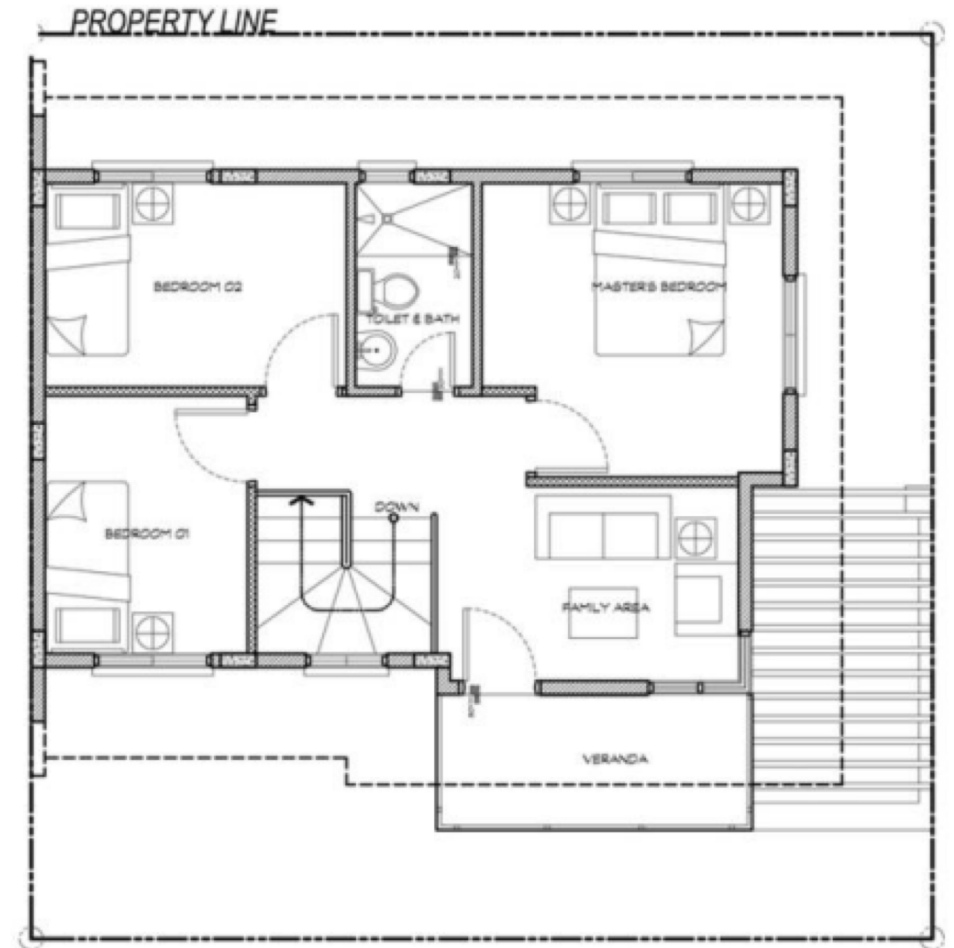
# LEORA



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1 GROUND FLOOR PLAN  
A 2 SCALE 1:50M



2 SECOND FLOOR PLAN  
A 2 SCALE 1:50M

# ASMARA

“Love”



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Single Detached  
LA: 150 sqm.  
FA: 133.26 sqm.

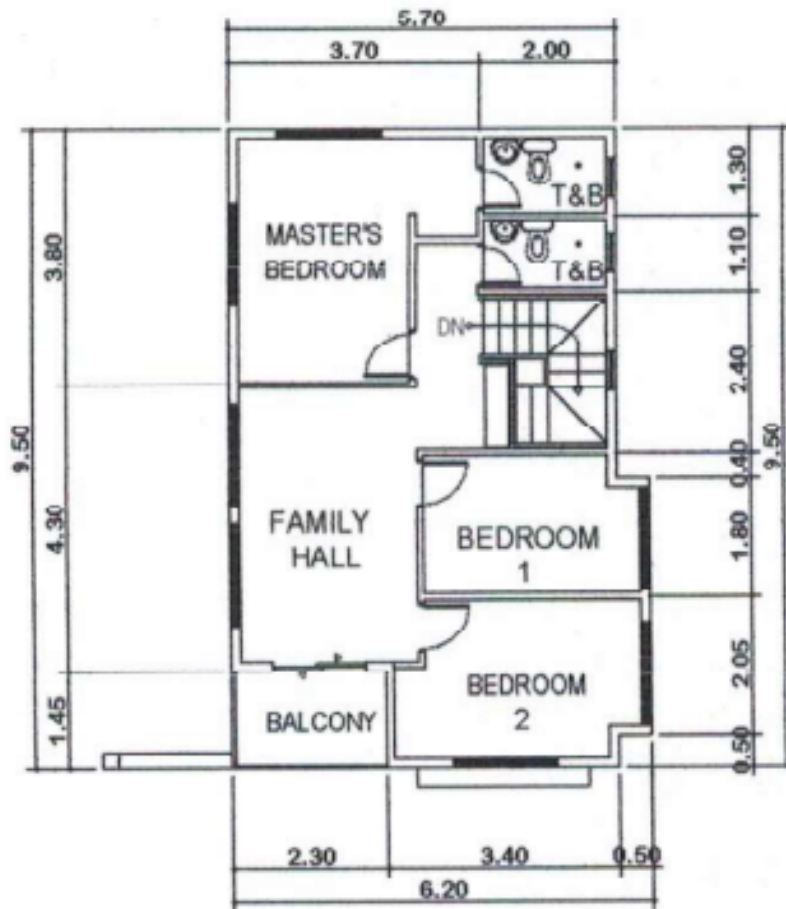
3 BR  
3 T&B  
Family Area  
Carport with Ceramic Tiles  
Full 2 Storey with Balcony and Porch

# ASMARA

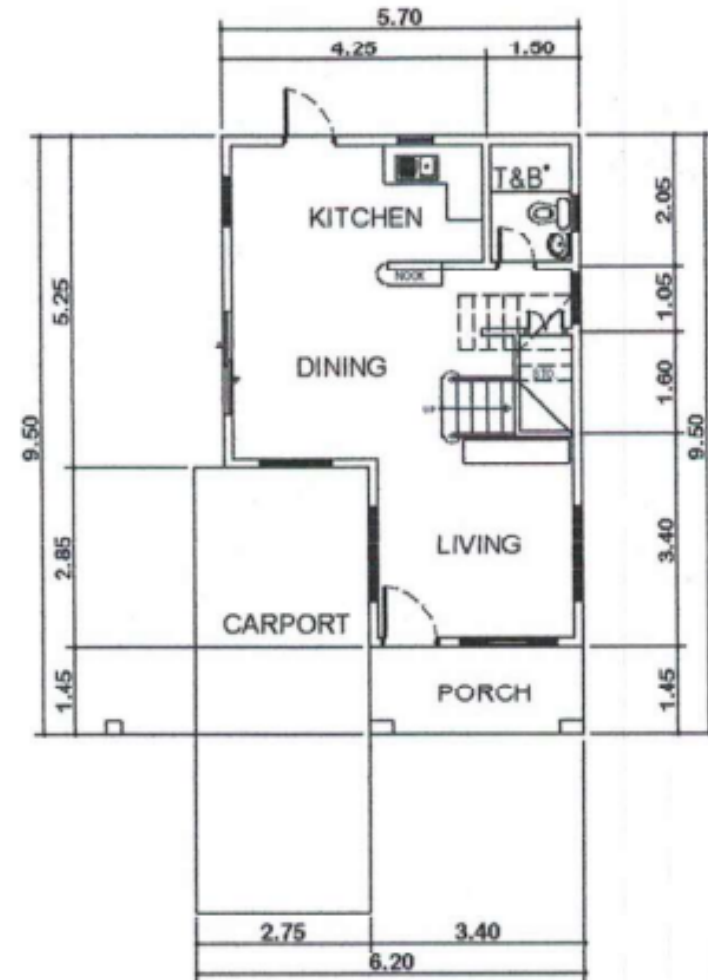
“Love”



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SECOND FLOOR PLAN



GROUND FLOOR PLAN



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# LESTARI

“Everlasting”

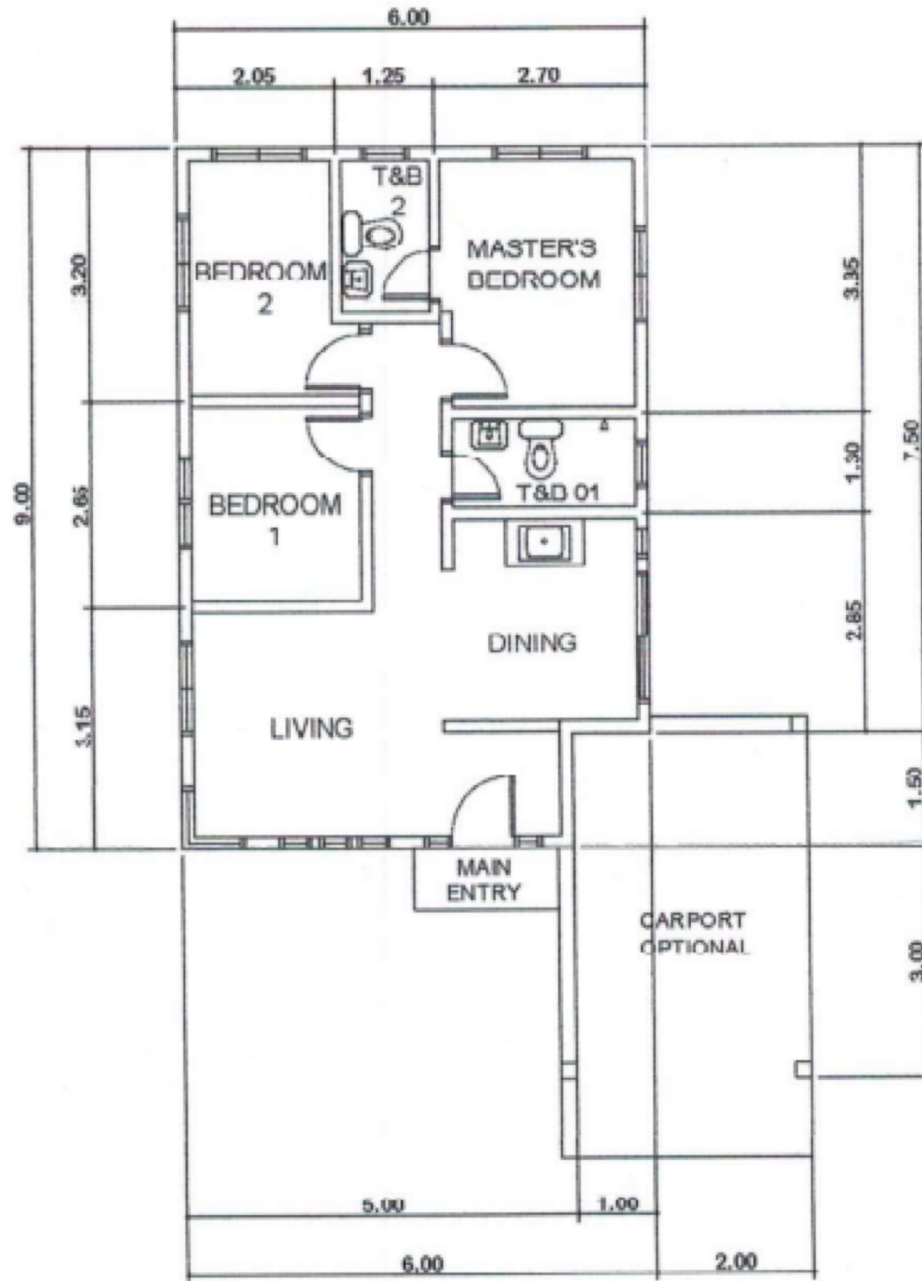


Bungalow  
LA: 150 sqm.  
FA: 67 sqm.

3 BR  
2 T&B  
Carport  
Corner Window

# LESTARI

“Everlasting”



FLOOR PLAN



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# BETHARI

## “Goddess”



Bungalow  
LA: 150 sqm.  
FA: 67 sqm.

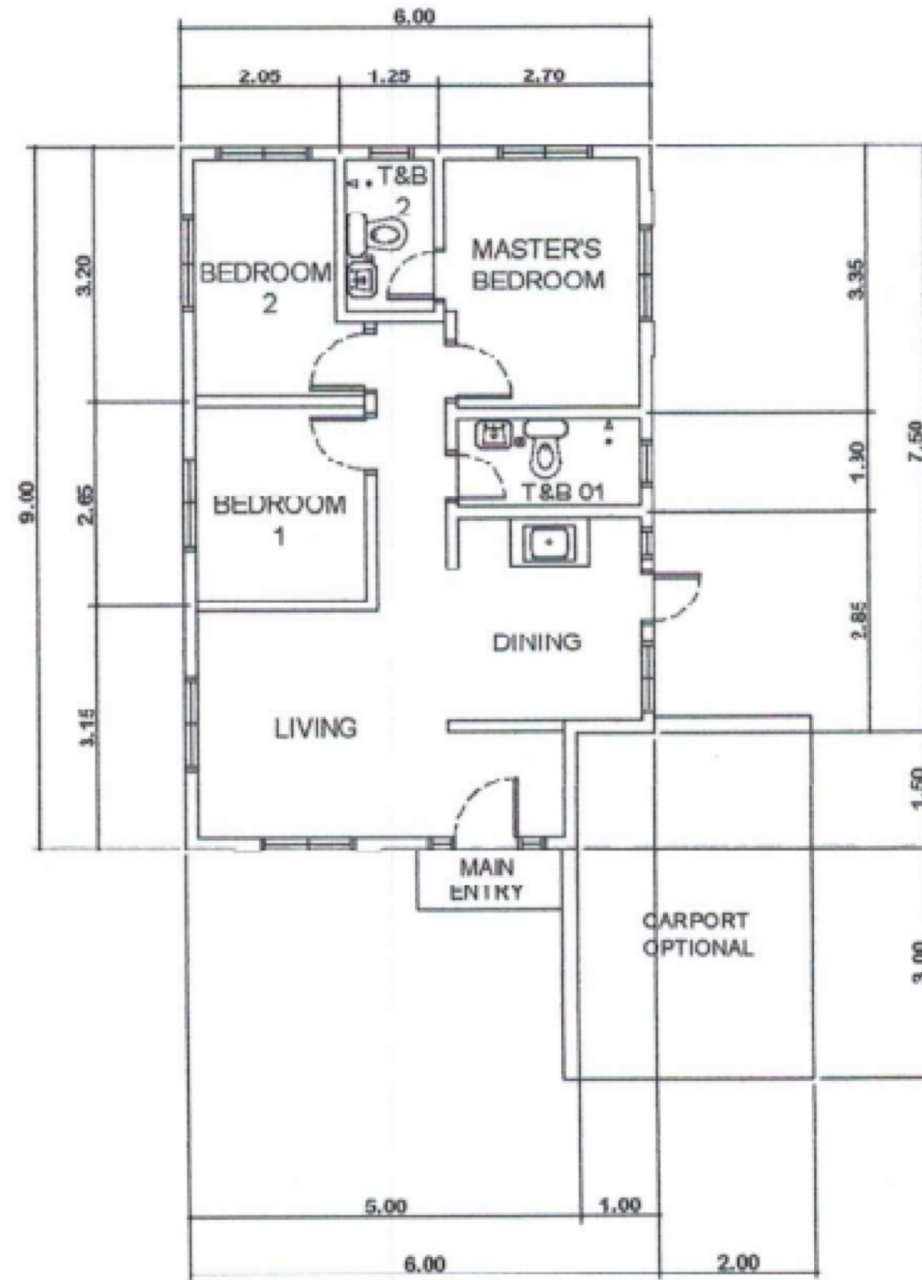
3 BR  
2 T&B  
Carport

# BETHARI

“Goddess”



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FLOOR PLAN

# AMENITIES

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- Children's Playground
- Mini- parks and Playground
- Swimming Pool
- Basketball Court
- Jogging Path
- Clubhouse w/ Admin Office
- Picnic Area
- Gazebo
- Commercial Areas



# SAMPLE TERMS OF PAYMENT



## STANDARD TERMS

PHASE	1
BLOCK	8
LOT	5
CONSTRUCTION STATUS	NON-RFO/UNCONSTRUCTED
HOUSE MODEL	KIRANA
HOUSE TYPE	2-STOREY SINGLE DETACHED
USABLE FLOOR AREA	82.30
LOT AREA (SQM) *please check SDP	98
LOT LOCATION *please check SDP	Regular - Inner
LOT COST/SQM	8,000.00
HOUSE PRICE	3,225,000.00
LOT PRICE	P 784,000.00
CONTRACT PRICE	P 4,009,000.00
MISC. FEE (6%)	P 240,540.00
VAT (12%)	P 481,080.00
TOTAL CONTRACT PRICE	P 4,730,620.00
RESERVATION FEE	20,000.00
20% DOWNPAYMENT	P 946,124.00
LESS: RESERVATION FEE	20,000.00
	P 926,124.00
NO. OF MONTHS TO PAY	18
DUE PER MONTH	P 51,451.33
80% BALANCE	P 3,784,496.00
IN-HOUSE FINANCING	
15 YEARS @ 15% INT. (0.013995871)	P 52,967.32

### TO BE FILLED-OUT BY INTERNATIONAL PROPERTY AMBASSADOR

IPA NAME	_____
DATE PREPARED	_____
SIGNATURE	_____

### NOTES:

- Please make all checks payable to **Suntrust Properties, Inc.** only. receipted payments by SPI's cashier would be acknowledged.
- Applicable Discounts:
 

<b>Spot Cash</b>	10% within 30 days fr res. date
	7% within 45 days fr res. date
	5% within 60 days fr res. date
<b>Spot DP</b>	7% within 30 days fr res. date
	5% within 45 days fr res. date
	3% within 60 days fr res. date
- Full payment/ downpayment/ first MA for DP is due after 30 days from date of reservation.
- Buyers availing of Bank Financing must undergo In-House Financing and pay corresponding amortization until such time that the loan proceeds from bank is approved & released.
- First MA for balance is due after 30 days from end of downpayment stage.
- All H&L packages PHP 3,199,200.00 and below are exempted from VAT and any amount more than PHP 3,199,200.00 is subject to 12% VAT.
- House construction to commence upon completion of 20% equity.
- Other accredited banks for Bank Financing: Unionbank, Robinsons Bank, Chinabank, Asia United Bank, UCPB Savings, RCBC, PSBank
- Payment term:
  - Non-RFO/Unconstructed: 18 Months
  - RFO: 12 Months
- \*Please make sure to check SDP (Site Development Plan) for the lot area, lot location and allowed house model/type per lot.
- Reservation fee of P 30,000.00 / P 20,000.00 per lot is non-refundable.
- This computation template is valid for **2-Storey Single Detached units only.**

### TO BE ACCOMPLISHED BY CLIENT

NAME	_____
PAYMENT OPTION	_____
SIGNATURE/DATE	_____

### TO BE ACCOMPLISHED BY MWI

1ST MA/DP DUE	_____
MWI-SIG	_____
MWI-SDG	_____

